

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10754 M. H. Seiden, et al, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 18, 1971.

ORDERED:

That the appeal for variance from use provisions of R-5-B District to permit a professional office at 1617 - 21st Street, N. W., lot 136, square 93, be DENIED.

FINDINGS TO FACT:

1. The subject property is located in a R-5-B District.
2. The property is improved with a two story brick structure which was converted from a boarding house into professional offices without obtaining the proper Certificate of Occupancy.
3. The appellant proposes to establish professional offices on subject property.
4. Appellant alleges hardship as he has gone to considerable expense to renovate and in trying to upgrade property.
5. Opposition was registered at the Public Hearing as to the granting of this appeal.

OPINION:

We are of the opinion that appellant has not proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

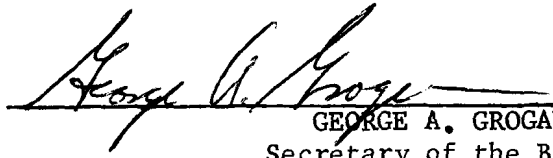
Further, we hold that the requested relief can not be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY:



GEORGE A. GROGAN
Secretary of the Board